

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, May 19, 2006, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of May 5, 2006**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

---

**Agenda Items**

**1. [Mountain View AT&T; Major Use Permit P03-135, Lakeside Community Plan Area \(Hamilton\)](#)**

This is a request from AT&T, Plancom, Inc. for a Major Use Permit to construct and operate an unmanned wireless facility and associated equipment shelter. The project will occupy 250 square feet of the 4.40-acre site. The project proposes a wireless telecommunications facility of six panel antennas (1 x 4 feet) and one flat panel antenna (2 x 2 feet), one section including the flat panel antenna to be mounted onto an existing 12-foot private water tank and two sectors to be concealed within two proposed faux boulders. Equipment cabinets will be at ground level in a 25 x 10 x 9 foot enclosure screened with landscaping. Access is from Sterling Drive via an existing asphalt driveway associated with an existing single-family residence. The project is located in the 1.1 Current Urban Development Area Regional Category and (1) Rural Residential (1 dwelling unit per 1, 2, or 4 gross acres depending on the slope) Land Use Designation of the

General Plan. The site is zoned RR1 Rural Residential Use Regulation. The project is located at 8169 Sterling Drive in El Cajon, an unincorporated community of San Diego County (APN 400-050-56).

2. [First Street Subdivision; Tentative Map Replacement TM 5412RPL<sup>1</sup>; Pepper Drive/Bostonia Community Plan Area \(Gowens\)](#)

The project consists of a Major Subdivision of 3.15 acres into 7 single-family residential lots. Proposed lot sizes range from 10,212 to 33,603 square feet. The subject property is zoned RS4 Single-Family Residential Use Regulations with a minimum lot size of 10,000 square feet, is designated (5) Residential by the Pepper Drive/Bostonia Community Plan, and is located at 1651 North First Street.

3. [El Cidro Ranch; Tentative Map Replacement TM 5222RPL<sup>5</sup>, Valley Center Planning Area \(Stocks\)](#)

Request to subdivide 30.13 acres into 10 residential lots. The proposed lots range in size from 2 acres to 4.46 acres. The project site is subject to the (17) Estate Residential Land Use Designation (1 dwelling unit per 2 or 4 acres) and the zoning includes the A70 Use Regulations with a Minimum Lot Area Designator of 2 acres. The project site is located southwest of the intersection of Saddleback Road and Saddle Creek Road in Valley Center.

4. [POD 06-002; An Ordinance Amending the San Diego County Zoning Ordinance Relating to Cargo Containers as an Accessory Use \(Nagem\)](#)

Proposed Zoning Ordinance amendment to prohibit the use of cargo containers as accessory buildings in zones subject to a Residential Use Regulation and to restrict the use of cargo containers as accessory buildings in zones subject to Agricultural and certain Special Purpose Use Regulations. The amendment includes an amortization schedule to bring existing legal cargo containers into compliance with the proposed regulations within two years of the effective date of the ordinance. The amendment would also prohibit the use of cargo containers in the Julian Historic District, except for temporary construction use.

---

### Administrative Items

E. Director's Report

- GP 2020 – Response regarding Sunshine Summit (Carmichael)

F. Report on actions of Planning Commission's Subcommittees.

G. Designation of member to represent Commission at Board of Supervisors.

H. Discussion of correspondence received by Planning Commission.

**Department Report**

**I. Scheduled Meetings.**

|                    |  |
|--------------------|--|
| June 2, 2006       | <u>Planning Commission Hearing; 9:00 a.m.</u><br><u>DPLU Hearing Room</u>  |
| June 16, 2006      | <u>Planning Commission Hearing; 9:00 a.m.</u><br><u>DPLU Hearing Room</u>  |
| June 30, 2006      | <u>Planning Commission Workshop; 9:00 a.m.</u><br><u>DPLU Hearing Room</u> |
| July 14, 2006      | <u>Planning Commission Hearing; 9:00 a.m.</u><br><u>DPLU Hearing Room</u>  |
| July 28, 2006      | <u>Planning Commission Hearing; 9:00 a.m.</u><br><u>DPLU Hearing Room</u>  |
| August 11, 2006    | <u>Planning Commission Hearing; 9:00 a.m.</u><br><u>DPLU Hearing Room</u>  |
| August 25, 2006    | <u>Planning Commission Hearing; 9:00 a.m.</u><br><u>DPLU Hearing Room</u>  |
| September 8, 2006  | <u>Planning Commission Hearing; 9:00 a.m.</u><br><u>DPLU Hearing Room</u>  |
| September 22, 2006 | <u>Planning Commission Hearing; 9:00 a.m.</u><br><u>DPLU Hearing Room</u>  |

This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".

**Adjournment**

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,  
Reclamation Plans, Coastal Use Permit Cases,  
Site Plans required by Specific Plans, Plan  
Amendment Authorizations-----

Within 10 calendar days after Planning  
Commission action

Specific Plans, Specific Plan  
Amendments, Road Matters, Rezones,  
Agricultural Preserves, Plan Implementation  
Hearings, General Plan Amendment  
Hearings-----

No appeal necessary since staff will  
automatically transmit case to Board of  
Supervisors.

Administrative Appeals, Variances,  
Minor Use Permits-----

No appeal possible to Board of  
Supervisors; Planning Commission action  
is final.